

Monroe City Council
c/o Ben Swanson, Community Development Director
City of Monroe
806 West Main Street
Monroe, WA 98272

Dear Monroe City Council Members:

Trammel Crow Residential (“TCR”), a national developer of premier residential communities with a significant presence in Washington state, is pleased to propose a Comprehensive Plan Amendment (“CPA”) request as part of the City’s 2021/2022 Annual Growth Management Act (“GMA”) docket. The proposal, which has been developed in consultation with City staff, would redesignate/rezone approximately 13 acres of the 43-acre Heritage Baptist Church site, north of Highway 2 at the eastern edge of City limits, for residential use.

We believe our proposal will thread the needle for two of our region’s most pressing issues: 1) provide much needed housing to a severely under-housed region; and 2) protect and enhance 30+ acres of environmentally sensitive area.

Our CPA application requests a redesignation of approximately 13 acres from Limited Open Space to a residential designation that would allow the development of either a garden style community with approximately 300 homes (R-25 designation) or a single-family community of approximately 75 homes (R-15 or R-7 designation). We welcome your thoughts about which designation is more appropriate for this site and consistent with the City’s future vision. If our proposal is advanced to the docket, we would progress our proposal and provide more detail on the design and character of the future residential project.

TCR is not proposing to redesignate/rezone the remaining, approximately 30 acres of the site. That area would remain in its current Limited Open Space designation. As you are likely aware, the site contains a significant wetland and stream system, including a shoreline of the state and associated floodplain. We recognize the importance of these critical areas and intend to protect and enhance them. In particular, degraded wetlands and buffers will be enhanced, where appropriate, to provide a lift in functions and values over time.

TCR is open to a variety of options to ensure permanent preservation of the 30 acres, including but not limited to dedication to the City or a conservation easement. We understand that the City previously engaged with Forterra to explore conservation options, and we have reached out to Forterra to ask if they will partner with us here. We are excited about the prospect of providing permanent protected open space and enhanced critical areas, with the potential for publicly-accessible trails, wildlife viewing areas, and educational opportunities.

The City’s Comprehensive Plan notes that Monroe is a community in transition, moving from a small rural town to a city of regional significance. TCR believes it can assist in that transition, providing high-quality housing for City residents, while providing a permanent open space amenity that can be enjoyed

TRAMMELL CROW RESIDENTIAL

A CROW HOLDINGS COMPANY

for generations. This proposal advances the Council's vision of the City and the Comprehensive Plan; particularly, the Housing and Parks, Recreation and Open Space, and Shorelines & Natural Environment goals. Finally, the proposal is consistent with the GMA and meets the criteria for docket advancement in MCC 22.74.030.

We are familiar with the extensive litigation associated with the previous rezone proposal on this site and would work with the City to ensure that the process complies with the GMA and State Environmental Policy Act ("SEPA"). Notably, the previous proposal sought to redesignate the entire 43-acre site to General Commercial, despite the presence of extensive critical areas. Our proposal would seek to redesignate only 13 acres, which is much more consistent with the GMA and would significantly reduce environmental impacts.

Again, TCR is tremendously excited about this opportunity, and we ask for your support in advancing this proposal to the 2021/2022 docket for further review. We look forward to continued work with staff as our proposal is defined, and we would welcome any questions from Council members as you evaluate this request. Please feel free to contact me directly at 206.876.8066.

Thank you for your attention to this letter.



Chase Prepula

cc: Deborah Knight, City Administrator
Ben Swanson, Community Development Director

Attachment: conceptual exhibit

